

City of Pooler
Planning & Zoning Minutes
August 14, 2023

CALL TO ORDER:

Chairman Matt Saxon called the meeting to order at 3:00 p.m.
Commissioner Cribbs led the Pledge of Allegiance.

Attendee Name	Title	Status
Kimberly Dyer	Zoning Admin./Secretary	Present
Matt Saxon	Chairman	Present
Chelsea Henneman	Commissioner	Present
Shirlenia Daniel	Commissioner	Present
Falgun Patel	Commissioner	Absent
Wade Simmons	Commissioner	Absent
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Absent
John Winn	Commissioner	Absent
Pete Chaison	Alternate	Absent
Brian Crooks	City Planner	Present
Nicole Dixon	Planning & Development Director	Present
Jim Ward	Commissioner	Present

APPROVAL OF MINUTES

The minutes of the July 24, 2023, Pooler Planning and Zoning Commission were reviewed, and no corrections or amendments were noted.

Result: *Approved*

1-Motion: Commissioner Daniel

2-Second: Commissioner Ward

Passed without opposition.

NEW BUSINESS:

A. Variance for Benton Grove Tract Master Infrastructure Bonding Requirements from 24 months to 18 months

Nicole Dixon, Director of Planning & Development, presented the variance request to the Board for their review and recommendation. Because the request does not meet two of the three criteria required for a variance, staff is recommending denial. Health Milligan, with Morrow Construction, stated that with this part of the Benton Tract Master Infrastructure project, Little and Smith, Inc. was assisting with a maintenance bond in the amount of \$1,658,213.57 for the roadway, bridge, sidewalks, storm water and water/sewer utility systems, along with a \$26,775.00 landscaping bond. During the process, Morrow Construction and the bonding company experienced unusual delays, due to the extreme inflationary and interest rate increases. Therefore, this has made it impractical

to comply with the bonding requirements according to the City of Pooler Code of Ordinances.

Result: *After reviewing the criteria, a motion was made to recommend denial of the variance.*

1- Motion: Commissioner Williams

2- Second: Commissioner Daniel

Passed to deny without opposition.

B. Preliminary Subdivision Plans for Westbrook Area L-1

Nicole Dixon, Director of Planning & Development, presented the preliminary subdivision to the Board for their review and recommendation. This phase will consist of 50 single-family detached residential lots on approximately nine (9) acres.

Result: *A motion was made to recommend approval of the preliminary construction plans for Westbrook Area L-1.*

1- Motion: Commissioner Daniel

2- Second: Commissioner Williams

Passed without opposition.

C. Preliminary Subdivision Plans for Westbrook Area L-2

Nicole Dixon, Director of Planning & Development, presented the preliminary subdivision plans to the Board for their review and recommendation. This phase will consist of 58 single-family residential lots on approximately 22 acres.

Result: *A motion was made to recommend approval of the preliminary subdivision plans for Westbrook Area L-2.*

1- Motion: Commissioner Williams

2- Second: Commissioner Cribbs

Passed without opposition.

D. Preliminary Subdivision Plans for Westbrook Area L-3

Nicole Dixon, Director of Planning & Development, presented the preliminary subdivision plans to the Board for their review and recommendation. This phase will consist of 56 single-family residential lots on approximately 14 acres.

Result: *A motion was made to recommend approval of the preliminary subdivision plans for Westbrook Area L-3.*

1- Motion: Commissioner Daniel

2- Second: Commissioner Williams

Passed without opposition.

E. Preliminary Subdivision Plans for Forest Lakes, Phase 12

Nicole Dixon, Director of Planning & Development, presented the preliminary subdivision plans to the Board for their review and recommendation. This phase will consist of 46 single-family residential lots on approximately 21.5 acres.

Result: *A motion was made to recommend approval of the preliminary subdivision plans for Forest Lakes, Phase 12.*

1- Motion: Commissioner Williams

2- Second: Commissioner Daniel

Passed without opposition.

F. Site Development Plan for Dozier Crane Expansion

Nicole Dixon, Director of Planning & Development, presented the site development plan to the Board for their review and recommendation. This project will consist of an 8.25 acres parcel with 3.47 acres being disturbed and is located at 155 Pine Barren Road.

Result: *A motion was made to recommend approval of the Dozier Crane Expansion.*

1- Motion: Commissioner Williams

2- Second: Commissioner Daniel

Passed without opposition.

Adjournment

There being no further business, Commissioner Saxon asked for a motion to adjourn at approximately 3:20 p.m.

1- Motion: Commissioner Daniel

2- Second: Commissioner Ward

Adjourned without opposition.

The foregoing minutes are true and correct and approved by me on this 14th day of August 2023.

Kimberly Dyer, Zoning Administrator/P&Z Commission Secretary